MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, December 9, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
         Lawrence Larson, Acting Secretary
         Arthur Delmhorst
         Wayne Sullivan

ABSENT: David Weisbrod
        Ennala Ramcharandas

The following appeals were heard:

APPEAL No. PLZE201500662

Appel of Country Realty Company, 181 West Putnam Avenue, Greenwich for special exception approval to permit the construction of a new detailing building and the relocation of the existing John Addington House on a commercial property located in the GB-HO zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new detailing building and the relocation of the existing John Addington House is granted.

APPEAL No. PLZE201500695

Appeal of Sophia S. Hartch, 25 Flagler Drive, Greenwich for special exception approval and variances of front yard setback and grade plane wall height to permit the construction of a detached garage in excess of 1,200 square feet and additions to the existing dwelling on a lot located in the RA-2 zone.

It was RESOLVED that said appeal be denied.

After due consideration, Board finds that there was no hardship articulated to justify the requested variances of front yard setback and grade plane wall height to permit the construction of a new garage. The appeal is therefore denied.

The Board also finds that the special exception standards of sections 6-19, 6-20, 6-95(a) 2, have not been met. The special exception is therefore denied.

Mr. Larson made a motion to approve the appeal which was seconded by Mr. Delmhorst. Mr. Delmhorst, Mr. Larson and Ms. Kirkpatrick voted in favor of the motion, Mr. Sullivan voted against. Having failed to receive 4 affirmative votes the motion does not carry and the appeals are therefore denied.
APPEAL No. PLZE201500608

Appeal of 392 Davis Avenue Associates, LLC, 392 Davis Avenue, Greenwich for variance of street side yard setback and number of permitted single family dwellings on a lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.

The date of these minutes and rendition date of said decisions is December 21, 2015.

The next regular meeting is scheduled to be heard on January 13, 2016.

Lawrence Larson, Acting Secretary